



HISTORIC PRESERVATION COMMITTEE STEERING COMMITTEE WORKSHOP HDDS UPDATE October 19, 2015

City Hall Conference Room * 290 North 100 West Logan, UT 84321 * www.loganutah.org

The Logan City Historic Preservation Committee and the HDDS Steering Committee convened in a joint workshop session on Monday, October 19, 2015 at 12:00 p.m.

HPC Members Present: Thomas Graham, Viola Goodwin, Amy Hochberg, David Lewis, Gary Olsen, Christian Wilson

Steering Committee Members Present: Gene Needham IV, Evan & Katie Stoker, Kristan Fjelsted, Heather Hall, Jeff Gilbert, Jeannie Simmonds, Gene Needham

Staff Members Present: Mike DeSimone, Russ Holley, Amber Reeder, Debbie Zilles, Kirk Jensen

iO Design Staff Present: Shalae Larsen, Kristen Clifford

WORKSHOP

- Roundtable introductions.

Issues unique to Logan City:

- ✓ Proximity to mountains/trails
- ✓ Accessible to walk/biking
- ✓ Large blocks
- ✓ Temple/Tabernacle
- ✓ Variety of buildings

Preservation vs. restoration/rehabilitation:

- ✓ Protecting neighborhoods
- ✓ Value economic component to business and landowners
- ✓ Property values
- ✓ Visitor/tourism
- ✓ Public open space
- ✓ Landscaping
- ✓ Streetscape
- ✓ Street lighting
- ✓ Dependent upon grade/some projects will be more restrictive

Difficult Issues/Challenges:

- ✓ Challenge with the disparity of housing
- ✓ Misconception (public not understanding the process) – what is expected?
- ✓ How to address infill/new construction. Historically neighborhoods have been pedestrian-friendly, current vehicle-driven society.
- ✓ Actual process is vague
- ✓ Dual entrances of buildings (especially along Main Street) – rear facades

- ✓ Parking problem perception (downtown)
 - ✓ Rentals – large student population
 - ✓ Main Street bisected by a State highway
 - ✓ Spread out thin (north/south)
 - ✓ Transition from commercial/residential/different styles
 - ✓ Economic costs related to preservation/construction
 - ✓ Traffic
 - ✓ Sensitivity to property owner's wants/needs
 - ✓ Subjective nature of decision-making
 - ✓ Compatibility is difficult to define
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- Due to grading system, some projects will be more restrictive.
 - Vehicle-driven society
 - Downtown competes with other areas
 - How to create vibrancy and viability for downtown
 - More continuity with downtown
 - Determine period of significance – particular projects/buildings
 - Is the value of project greater than stringent regulations (big picture)
 - Allow some level of flexibility
 - Meet certain level of compatibility (based on scale, massing, proportion, materials)
 - Clarify guidelines/community awareness
 - Streamline process (allow more/less to be administratively approved) by having specific ordinances
 - Specify materials that are allowed and/or not allowed
 - Historic era should be considered on a case-by-case basis
 - Regulation over color (balanced with property owner's desires) – how is color historically defined “excessively bright” – is that restrictive enough?
 - Don't allow too many literal interpretations that may jeopardize the structure's significance

Question regarding significance related to adjacent buildings or other buildings w/in the district.

Logan is very diverse in nature/compatibility should be district-wide.

Specific case studies/previous projects were reviewed.

Meeting adjourned at 2:15 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of September 8, 2015.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Russ Holley
Senior Planner

Amber Reeder
Planner II

Debbie Zilles
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